

THE COMMISSION OF FINE ARTS

ESTABLISHED • BY • CONGRESS • MAY • 17, 1910

708 JACKSON PLACE, N.W.

WASHINGTON, D.C. 20006

202-566-1066

MEETING OF THE COMMISSION OF FINE ARTS

22 March 1989

AM 10:00 CONVENE, 708 Jackson Place, N. W., Washington, D. C.

I. ADMINISTRATION

A. Approval of 23 February 1989 minutes.

B. Dates of next meetings:

20 April 1989 (Thursday)

25 May 1898 (Thursday)

C. Draft Resolution, Lighting Study.

II. SUBMISSIONS AND REVIEWS

A. District of Columbia Government Department of
Consumer and Regulatory Affairs

1. Old Georgetown Act

a. O.G. 89-68, 2814 Pennsylvania Avenue,
N. W., Bridge Street Books.
Design for addition, conceptual.

b. O.G. 89-66, 1679 32nd Street, N. W.,
Rear alterations, wall and door, permit.

c. Appendix I.

II. SUBMISSIONS AND REVIEWS continued, 22 March 1989

A. District of Columbia Government Department of
Consumer and Regulatory Affairs

2. Shipstead-Luce Act

- a. S.L. 89-63, 420 New Jersey Avenue,
S. E., single family residence.
Design for new building, conceptual.
- b. S.L. 89-68, 333 E Street, S. W., (sq. 537),
Square 537 Associates. Design
for new 8-story office building,
conceptual.
- c. S.L. 89-53, thru -60, 2910-2980
Connecticut Avenue, N. W., District
Intown Ltd. Design for eight new
townhouses. Permit.
- d. Appendix II.

22 March 1989

Appendix I

OLD GEORGETOWN SUBMISSIONS

<u>NO.</u>	<u>ADDRESS AND OWNER</u>	<u>PROJECT</u>
O.G. 89-67	3039 Dent Place, N.W. Terrence D. Straub Residence	Two-story rear addition - permit

ACTION: Returned without Action. Submission withdrawn by written request of the applicant.

O.G. 89-85/ 89-86	3514 O Street, N.W. Holy Trinity Church Church rectory	Alterations, rear addition & partial demolition - permit
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ACTION: No objection to issuance of permit for proposed alterations, rear addition and partial demolition.

O.G. 89-79	1901 Wisconsin Avenue, N.W. Sidney Zlotnick/Citybank Citicorp Savings Branch Bank	Renovation & alterations - permit
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ACTION: No objection to issuance of permit for proposed alterations and renovation as shown in drawings received and dated 15 February 1989. Submit separate permit application for sign.

O.G. 89-60	3321 Q Street, N.W. G. Rasmuster Residence	New dormer & alterations - permit
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ACTION: No objection to issuance of permit for alterations and new dormer.

22 March 1989

Appendix I

<u>NO.</u>	<u>ADDRESS AND OWNER</u>	<u>PROJECT</u>
O.G. 89-88	1671 35th Street, N.W. Michel & Frank Parlier Residence	New deck and rear addition - permit
ACTION: No objection to issuance of permit for addition of second floor over existing kitchen; also new sideyard deck with fence. Submitted working drawings conform to and match approved concept design (see O.G. 89-31). Approval does <u>not</u> include new curb-cut and parking pad which has been omitted from the drawings by consent of the applicant.		
O.G. 89-87	3132 M Street, N.W. German Radio & T.V. Center Commercial	Mechanical units - permit
ACTION: No objection to issuance of permit for replacing exterior mechanical units and the addition of operable transoms at the rear windows.		
O.G. 89-71	1632 30th Street, N.W. Georgetown Development Group Commercial	Roof skylights, condensing units and mechanical decks - permit
ACTION: Returned without Action. Submission <u>not</u> visible from public space.		
O.G. 89-09	3285 M Street, N.W. Aran & Meline Ananoglu Kaplan & Sons Fine Jewelers	Awning - revised design - permit
ACTION: No objection to issuance of permit for proposed awning shown in supplemental drawings received and dated 28 February 1989. Commission recommends this awning design serve as a prototype for all awnings in this building complex.		

22 March 1989

Appendix I

<u>NO.</u>	<u>ADDRESS AND OWNER</u>	<u>PROJECT</u>
O.G. 89-73	1434 Wisconsin Avenue, N.W. Hamid Taj Soulier shoe store	Awning - permit

ACTION: No objection to issuance of permit for the proposed awning. The bull-nosed awning type is appropriate for this individual building.

O.G. 89-76	1519 Wisconsin Avenue, N.W. Snyder/Levy OKYO beauty salon	Awning - permit
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ACTION: No objection to issuance of permit for proposed awning as shown in Scheme B which indicates open-sided awning and short valance similar in design to the adjacent neighbor to the south. This approval is contingent on the removal of window advertising from the second floor.

O.G. 89-74	3273 M Street, N.W. S.H. Kashani Nejad Carpetland	Awning (existing) - temporary permit
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ACTION: No objection to issuance of permit for a temporary 6-month permit for this existing nonconforming awning. Applicant has agreed to change his permit application and to the removal of the awning six months from the date of this signed Transmittal.

O.G. 89-80/ 89-75	3011 Dent Place, N.W. Sue A. Kohler Residence	Replacement of fence & gate and addition of alley bollards - permit
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ACTION: No objection to issuance of permit for proposed new fence and gate and the addition of protective alley bollards as approved by the District Department of Public Space.

22 March 1989

Appendix I

<u>NO.</u>	<u>ADDRESS AND OWNER</u>	<u>PROJECT</u>
O.G. 89-77	1609 31st Street, N.W. Erica & Samuel Gillespie Residence	Shutters - permit

ACTION: No objection to issuance of permit for operable wood shutters fitted with hinges and S-hooks as noted on the adjacent property to the north.

O.G. 88-125	1332 31st Street, N.W. Myrna Firestone Residence	Renovations, alterations, landscaping & new curb-cut - permit
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ACTION: Returned; this application was being held pending receipt of additional material. Since then proposed work has been accomplished contrary to CFA recommendations.

22 March 1989

Appendix II

SHIPSTEAD-LUCE SUBMISSIONS

<u>NO.</u>	<u>ADDRESS AND OWNER</u>	<u>PROJECT</u>
S.L. 89-50	1201 Pennsylvania Avenue, N.W. Riggs Bank	New ATM - permit

ACTION: No objection to issuance of permit for proposed new Automatic Teller Machine to replace existing mechanism at same location, as shown in drawings received and dated 15 February 1989.

S.L. 89-61	502 23rd Street, N.W. Columbia Plaza Ltd. Partnership First American Bank	New storefront - permit
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ACTION: No objection to issuance of permit for proposed new bank entrance through masonry wall. Recommend limestone panel over opening rather than the proposed stucco.

S.L. 89-65	2121 Park Road, N.W. Sen. J.D. Rockefeller IV Residence	New shed - permit
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ACTION: No objection to issuance of permit for proposed shed.

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708 JACKSON PLACE, N.W.

WASHINGTON, D.C. 20006

202-566-1066

MEETING OF THE COMMISSION OF FINE ARTS

22 March 1989

The meeting was convened at 10:10 a.m. in the Commission of Fine Arts offices at 708 Jackson Place, N. W., Washington, D. C., after a tour of project sites.

Members present: Hon. J. Carter Brown, Chairman
 Hon. Neil H. Porterfield, Vice Chairman
 Hon. Carolyn Deaver
 Hon. Frederick E. Hart
 Hon. Diane Wolf

Staff present: Mr. Charles H. Atherton, Secretary
 Mr. Donald B. Myer, Assistant Secretary
 Mr. Jeffrey R. Carson
 Mrs. Sue Kohler
 Mr. Jose Martinez-Canino

D. C. Historic Preservation

Review Board staff present: Mr. Glen Leiner

I. ADMINISTRATION

A. Approval of 23 February 1989 minutes. Miss Wolf noted that there was no mention, in the reporting of the Rock Creek Drive development discussion, of the motion she had made regarding notification of members in the event of any future lawsuits; it was agreed that this should be inserted. The minutes will be amended accordingly.

B. Dates of next meetings: approved as:

20 April 1989 (Thursday)

25 May 1989 (Thursday)

C. Resolution on lighting study. The Chairman referred to a draft resolution he had sent to the members concerning the federal city lighting project, particularly the Commission's role and the procedure for calling meetings; he asked if it had their approval. The resolution was unanimously approved and will be attached to these minutes as an exhibit. Exhibit A

II. SUBMISSIONS AND REVIEWS

A. District of Columbia government, Department of Consumer and Regulatory Affairs

Old Georgetown Act

a. O.G. 89-68, 2814 Pennsylvania Avenue, N.W., Bridge Street Books. Design for addition, conceptual. The Assistant Secretary pointed out the location of this shop, in a row of small 19th century houses, known as Diamond Row, adjacent to the recently-built Four Seasons Hotel and the Rock Creek Boundary of Georgetown.

He said the submission was for a rear addition to a bookstore, housed in the third building from the hotel. He referred to the Georgetown Board's report in the members' folders, which recommended against approval on the basis that the addition would permanently alter the character of the row by infilling the open space and removing the possibility of any future tree canopy, act as a buffer between it and the hotel. He noted also a letter from the Citizens Association of Georgetown against approval of the addition, as well as the action of the ANC, which approved it.

Architect William Cochran was then introduced. He said the owner of the bookstore had a real need for extra space and, as planned, the addition would be barely visible, especially as it would occur on the third building in the row. He said that when walking along Pennsylvania Avenue there was a distance of about 20 feet when the project site could be seen; he said that presently the view was of a blank wall at the back of the property, and with the addition only a few feet more of wall would be seen.

Mr. Porterfield asked if there were any trees remaining behind the houses and was told there was one. Mr. Cochran said there had been two trees on an adjacent property until recently; one had been removed because it had rotted, and the other because its roots were damaging the back wall of the house.

Richard Levy, agent for the building and brother of the owner, asked to speak. He said that when the Commission was reviewing plans for the hotel, it had allowed construction up to the property line behind Diamond Row, reasoning that the backyards of the small houses were sufficient to create a buffer between them and the

hotel; in this way responsibility for maintaining open space was put on the individual owners rather than on the developer. Mr. Levy noted the number of small properties he had renovated in Georgetown and his commitment to the community; he said he would not have requested the addition if he had thought it would damage the character of Georgetown.

Mr. Porterfield said he agreed the massive wall behind the row was unfortunate, but it was there; he said his concerns now were (1) setting a precedent, and (2) reducing the open space so that growing adequate-sized trees in it would become even more difficult.

The Chairman then asked for the Georgetown Board's report, and comments from the community, before the members continued their discussion. Mr. Myer said the Board had reviewed the submission with the agent and the architect at their 7 February meeting, then visited the site, reviewed the proposal again at the 7 March meeting, and then written their report. The recommendation was disapproval on the basis that the visibility of the addition above the existing wall would be an intrusion into the open space between the two disparate building types, thus altering the character of the rowhouses and seriously affecting the possibility of establishing a tree canopy to reinforce this separation.

Kara Kent, ANC commissioner, said she had no further comment to make; the ANC's recommendation to approve the addition by a vote of 4-1 and 1 abstention had already been announced.

Carolyn Unger, from the Citizens Association of Georgetown, noted her organization's disapproval and said a letter had already been entered into the record.

Alicia Boyd, representing the Foundation for the Preservation of Historic Georgetown, said her group supported the Georgetown Board's report.

Mr. Cochran then commented that it was his impression that the Georgetown Board had not made any negative determination but had turned it over to the Commission to make a decision. The Chairman said that was not the case; they had made their decision during the site inspection.

The members then returned to their discussion. Mr. Hart said the question of precedent bothered him. Mr. Levy said future cases would be decided on their own merits, a course the ANC had said it would follow. He noted also that there had already been an addition on one of the buildings to the west, approved by the

Commission at some time in the past. He said he and a second brother, who owned another one of the houses, would be willing to put covenants on their property, saying that nothing could be built on the open space.

Mrs. Deaver said she was not convinced that the open space really worked in this situation, and she would like to make a site inspection. The Chairman asked if there were any other members who wanted to defer action until the next meeting, after such an inspection had been made. Mr. Porterfield said he did not have any difficulty visualizing the situation and was not recommending disapproval on what existed in the open space now, but on what its potential was as a green buffer.

The Chairman agreed on the importance of announcing the Georgetown scale here, at the gateway to the town, and masking the bulk of the hotel. He thought the small houses accomplished that, but needed the green canopy to reinforce their presence. He said he considered it a major urban design issue, adding that he sympathized with the owners and applauded their overall concern for maintaining Georgetown's special qualities, but was persuaded that this was the wrong kind of development for the Commission to encourage.

Mr. Hart thought it might be possible to allow a smaller addition if there were some legal commitment on the part of the owners to plant trees in the remaining spaces. There was a discussion of the nature of covenants, the number of owners involved, and the possibility of a smaller addition.

Miss Wolf made a motion that the Commission support the Georgetown Board's recommendation and disapprove the addition. The Chairman said that a vote in favor did not rule out a new submission of a different proposal. On that basis, the motion was seconded and carried, and the submission was unanimously disapproved. Exhibit B

b. O.G. 89-66, 1679 32nd Street, N.W. Rear alterations, wall and door, permit. The Assistant Secretary said this submission was for an infill addition to the rear of an existing rowhouse; it had been reviewed extensively by the Georgetown Board at their 7 March meeting, and they had previously made a site inspection. He said the difficulty with the case was that it was submitted after most of the work had been done, and there were still procedural and administrative questions that had yet to be resolved by the District government. Those questions aside, he said the Board had no objection, on a design basis, to the work; he showed before and after photographs.

The applicant, Henry McGovern, was then introduced. He described and showed photographs of the work, which involved changes to windows and doors, and the filling in of an areaway that had previously been covered with a shed-like structure of wood and aluminum. Mr. McGovern said he thought he had gone through the entire permit process, and his architect had asked if anything else had to be done. He said the D. C. Historic Preservation Review Board had signed off on it and, mistakenly, someone had initialed the Fine Arts box.

In answer to a question from Mrs. Deaver, Mr. McGovern said he did have a permit to build a garage, that is, to rebuild the one already there in like material, but he supposed that permit was also void now. The Assistant Secretary said the garage was not part of this submission, nor was a proposed fence.

The Chairman said two different issues were being addressed here, the procedure, which had not been correct and had to be righted, and the design, which should be looked at separately from the procedural question. Before asking the members for their views, he asked if attorney Courts Oulahan would like to comment. Mr. Oulahan had previously submitted two letters to the Commission relating to this matter.

Mr. Oulahan said he was representing Ambassador Robert Keating, the owner of the adjacent property at 1681 32nd Street. He said the new construction was much more extensive than the owners would have the Commission believe; the addition contained two bathrooms, and there had been demolition of the rear wall on the first floor. Mr. McGovern denied that the entire wall had been demolished, saying that only what was necessary for the new doors and window had been removed.

The Chairman then asked the Secretary what, if any, action had to be taken. Mr. Atherton said he thought the first thing to be done was to follow the Board's suggestion and send the case back to the District government and get a full report from them as to what had happened. He said at this point the procedural question was the most important aspect of the case; the Commission could also comment on the general character of the work if it wished.

Miss Wolf made a motion that the Georgetown Board's recommendation be followed and the case returned to the D.C. Historic Preservation Review Board based on the fact that the proper procedure, at least in regard to the Commission, had not been followed. Mr. Oulahan raised the question of whether or not the Commission was going to rule on the acceptability of the work that had already been done. The Secretary said he would suggest keeping the wording of the Board's report intact in the Commission's action, adding that any stop work orders in place should remain until the issue had been resolved. Mr. McGovern said

he did not think he should have to go to the expense of refiling for the work that had already been done, but all agreed that the error on the original application had to be corrected, no matter where the fault lay. Exhibit B, B-1

c. Appendix I, approved.

2. Shipstead-Luce Act

a. S.L. 89-63, 420 New Jersey Avenue, S.E., single family residence. Design for new building, conceptual. Withdrawn.

b. S.L. 89-68, 333 E Street, S.W., (Sq. 537), Square 537 Associates. Design for new 8-story office building, conceptual. Staff member Jose Martinez showed an aerial view of the site, and said the new building would be across the street from the Design Center, on a site that presently included the Wax Museum. It would take the entire square, and the Wax Museum building would be demolished. Mr. Martinez said the site was bounded by E Street, 3rd Street, Virginia Avenue, and 4th Street, S.W.

The architect, Vlastimil Koubek, was introduced to discuss the design. He said the building would be in the southwest urban renewal area, and he described the site, pointing out the railroad to the north and noting that the tracks were raised about 20 feet above grade, with underpasses at 3rd and 4th streets.

Mr. Koubek described the design, saying the building would have a central atrium, and the length and monotony of the facades would be broken up by areas of glass, central pediment elements, and a stepping back along the Virginia Avenue frontage. There would be purely decorative turrets at two corners to define the block and the building itself.

Miss Wolf asked about the visibility from the Capitol and the House offices. Mr. Koubek said he did not believe the building would be seen from the Capitol, and only marginally, if at all, from the offices since nearly all the buildings in the area were 90 feet high, the same height planned for his building.

Mr. Porterfield questioned the use of the turrets, feeling they were an affectation and not appropriate to the substantial bulk of the rest of the building. Miss Wolf agreed, but the Chairman and Mr. Hart thought they brought a little relief to what would otherwise be a rather monolithic structure, but might be better designed.

Mr. Koubek was asked about materials and said the main body of the building would be pre-cast concrete, with limestone on the first 2-3 stories and a granite base; the glass would be lightly tinted.

The concept design was unanimously approved with the exception of the turrets, which Mr. Koubek was asked to restudy. Exhibit B

c. S.L. 89-53 through -60, 2910-2980 Connecticut Avenue, N.W., District Intown, Ltd. Design for eight new townhouses. Permit. The Assistant Secretary emphasized that this submission was for eight permit applications, not conceptual approval, for new townhouses to be built in the forecourt of the Cathedral Mansions apartment complex on Connecticut Avenue across from the Zoo. He pointed out the site on an aerial photograph, specifically the lawn area of the south building, where the construction would take place, and noted also that there were several one story shops in the central building, across from the Zoo, and also in the northern section. For the record he recalled that the members had visited the site, and that the Commission had received a number of letters regarding the project: a report from ANC 3C, a letter from the director of the Zoo, letters and a petition from the tenants' association of 3000 Connecticut Avenue, and letters from the tenants' association of 2900 Connecticut Avenue, the Cleveland Park Historical Association, and William Adler.

With this introduction the discussion was turned over to George Calomiris, architect for the project. Mr. Calomiris described the neighborhood, the various building types and heights, and the zoning classifications. He said that three years ago, the owners (his father and uncle) asked him to study the developable FAR for the property, which was about 85,000 square feet; he came up with several schemes for 8 and 9 story buildings. The owners rejected these as too large and asked him to develop a townhouse scheme. Eight separate lots were created, with a total of about 40,000 FAR square feet, of which the townhouse scheme would use 22,800.

Mr. Calomiris then described the design of the houses, with the aid of drawings, and discussed the proposed materials. The houses would be Neo-Georgian in style to harmonize with the apartment buildings, using red brick in a slightly lighter color, stone belt courses and quoins, muntined windows, and hipped roofs with dormers. Each house would have a half-below-grade garage facing Connecticut Avenue, opening onto an access road paralleling the sidewalk.

The Chairman then asked staff member Sue Kohler to give the members some historical background on Cathedral Mansions. She said the complex had been built in 1923 by Harry Wardman, a prominent

and prolific builder in Washington during the teens and twenties, who had built at least 400 apartment houses, ranging from modest to luxurious. He also built the now demolished Wardman Park Hotel, near Cathedral Mansions, and was the developer of the whole Woodley Park area, which included extensive single family housing off Connecticut Avenue. Mrs. Kohler said that among Wardman's other buildings were the Hay-Adams and Sheraton Carlton hotels, designed by the Armenian architect, Mihran Mesrobian, who was very likely the architect of Cathedral Mansions as well. She noted that the design, with its several wings oriented for maximum light and air and its extensive landscaped setting, owed something to The Homestead, Wardman's favorite resort hotel.

Mrs. Kohler then said that a landmark application for Cathedral Mansions had been filed by the ANC, with the hearing scheduled for 19 April.

The Assistant Secretary then noted that several people were present to comment on the project; he began with Rick Heider from the National Zoo. A letter was read from the director of the Zoo, Dr. Michael Robinson, stating his opposition to the development as diminishing the kind of open space the Zoo had tried to protect through its own master plan, and possibly affecting the safety of Zoo visitors, because of increased traffic and congestion.

The Assistant Secretary then passed out correspondence and a resolution from the ANC relating to the case and introduced Peggy Robin, representing the ANC. She in turn introduced Professor Richard Longstreth, who spoke on behalf of the Committee of 100. He said the property was of considerable historic significance and would be adversely affected by the development. Secondly, he noted the significance of Connecticut Avenue as an unparalleled example of inter-war architectural development, and the importance of open space in determining the avenue's character. He said the provision for open space in connection with apartment house construction was a deliberate action taken by the first Zoning Commission in the 1920s, and it provided an amenity that should be cherished by all District residents. He mentioned, too, the importance of open space in the L'Enfant, McMillan and subsequent plans for the capital.

Ms. Robin then introduced Philip Mendelson, chairman of the area's ANC, and then discussed their resolution, commenting that although there had not been enough time to circulate it to residents of Connecticut Avenue generally, it did have the heavy support of the residents of Cathedral Mansions; she thought it was of great importance not only to residents of the area but to the city as a whole. She said the ANC shared the Zoo's concern about pedestrian access and pointed out that the already congested sidewalk would be narrowed 2 feet to accommodate the access road for the townhouse garages. She observed that ample open space

along the street was characteristic of other apartment complexes in the area, and this together with the Zoo entrance gave Connecticut Avenue its special ambience. Ms. Robin mentioned the upcoming landmark designation hearing and stated that if the nomination was successful, the D. C. Historic Preservation Review Board would have design review over this or any other infill proposal. She concluded by saying that the Woodley Park Citizens Association and the Cleveland Park Historical Association had authorized her to express their concern about the plan. Mr. Mendelson added, in the language of the Shipstead-Luce Act, that he did not find this project to be in "good order, good taste", or planned "with due regard to the public interests".

Mr. Calomiris said he thought he could respond to some of the complaints about congestion, safety, and the appearance of the garages, but at this point he would like the Commission's comments on the design issues.

Mr. Porterfield said he would find any infill construction here totally inappropriate, that it would absolutely destroy the environment that had been so carefully designed. He said he wished the Commission had been able to see this in concept form, before so much time had been spent in designing units that in some other place might be quite attractive. He made a motion that the Commission reject this concept as inappropriate to the setting. Mr. Hart seconded the motion and it was carried unanimously. Exhibit B, B-2, B-3, B-4.

d. Appendix II. Miss Wolf asked to see the material on S.L. 89-61, 502 23rd Street, a proposal for a new entrance and storefront. Her questions were answered and the Appendix was approved.

The public meeting was adjourned at 12:20 p.m.

Discussion not on the printed agenda: Security bollards, south lawn of the White House. James McDaniel and Michael Summerlin of the National Park Service were introduced to carry on the discussion begun at the February meeting, when the members commented that the bollards along Pennsylvania Avenue in front of the White House were more suitable in concept to that urban setting, but seemed out of place on the South Lawn, where the White House is seen in a setting not unlike that of an English country house. It was recalled that the Commission had recommended the development of a long term security plan, while recognizing that some interim measures might have to be put in place in the near future.

Mr. McDaniel said such a plan had been designed by Merrick Smith of the Park Service. He showed drawings and noted that it would include underground parking on the Ellipse, and possibly executive parking under the First Division Memorial. There might also be underground service and visitor facilities. The plans showed E Street recessed, with a pedestrian plaza above.

Mr. Summerlin discussed the interim measures. He said current plans were to depress E Street 3 feet along the South Lawn, and slope it back up to grade on the far south side to meet the existing road system. There would be bollards to the east and west along the South Lawn, far enough off the central axis not to interfere with the vista. He showed plans, sections, and renderings of views from the White House and the Ellipse.

There was a discussion about the bollards and their unavoidable heaviness, and about the possibilities for other deterrents: a new fence, a wall, or a ha-ha behind the existing fence. Mr. McDaniel said they did not like the idea of a ha-ha because it would disrupt the Olmsted landscaping. Mrs. Deaver asked if a low stone wall with a fence above could be used where the bollards had been suggested (to the east and west of the central vista). This idea seemed to be worthy of further study, and Mr. McDaniel and Mr. Summerlin said they would investigate it.

There were no objections to the long-term plan concept.

EXHIBIT A

Draft Resolution

Whereas, the Commission of Fine Arts is deeply concerned with the appearance of the Capital at night, and has consistently paid great attention to the lighting aspect of projects that have come before it; and, whereas initiatives are being launched by various agencies to improve lighting in the District of Columbia, but there is no mechanism for coordination of the multiplicity of jurisdictions; be it resolved that the Fine Arts Commission should play as helpful a role as possible as catalyst and coordinator of lighting in the Federal City. To this end, the Chairman should call meetings from time to time of the principal agencies concerned with these matters, and participants will be notified by the Commission staff. All members would be notified of such meetings, and it would be expected that members with a particular interest in the subject, as for example Commissioner Wolf, would participate in these activities on a regular basis.

AGENDA ITEM EXHIBIT

22 March 1989

<u>NO.</u>	<u>ADDRESS AND OWNER</u>	<u>PROJECT</u>
O.G. 89-66	1679 32nd Street, N.W. John McGovern Residence	Rear alterations wall and door - permit

ACTION: Returned without Action. See attached letter.

O.G. 89-68	2814 Pennsylvania Avenue, N.W. Phillip Levy Bridge Street Books	Two story rear addition - conceptual
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ACTION: Recommend against concept of addition as proposed. An addition to this small scale 19th century building (especially one that would occupy nearly the entire rear yard) will permanently alter the character of this row of nearly identical structures and diminish this important "gateway" to the historic district. Infilling the existing open space to the extent proposed will preempt any future tree canopy which is considered a necessary visual buffer to help soften the impact of the large scale modern development on these historic two-story buildings.

S.L. 89-53	2910 Connecticut Avenue, N.W. District Intown Ltd. Partnership Residences	Townhouse with built-in one car garage - permit
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ACTION: Disapproved. See attached letter.

S.L. 89-54	2920 Connecticut Avenue, N.W. District Intown Ltd. Partnership Residences	Townhouse with built-in one car garage - permit
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ACTION: Disapproved. See attached letter.

<u>NO.</u>	<u>ADDRESS AND OWNER</u>	<u>PROJECT</u>
S.L. 89-55	2930 Connecticut Avenue, N.W. District Intown Ltd. Partnership Residences	Townhouse with built-in one car garage - permit

ACTION: Disapproved. See attached letter.

S.L. 89-56	2940 Connecticut Avenue, N.W. District Intown Ltd. Partnership Residences	Townhouse with built-in one car garage - permit
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ACTION: Disapproved. See attached letter.

S.L. 89-57	2950 Connecticut Avenue, N.W. District Intown Ltd. Partnership Residences	Townhouse with built-in one car garage - permit
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ACTION: Disapproved. See attached letter.

S.L. 89-58	2960 Connecticut Avenue, N.W. District Intown Ltd. Partnership Residences	Townhouse with built-in one car garage - permit
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ACTION: Disapproved. See attached letter.

S.L. 89-59	2970 Connecticut Avenue, N.W. District Intown Ltd. Partnership Residences	Townhouse with built-in one car garage - permit
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ACTION: Disapproved. See attached letter.

<u>NO.</u>	<u>ADDRESS AND OWNER</u>	<u>PROJECT</u>
S.L. 89-60	2980 Connecticut Avenue, N.W. District Intown Ltd. Partnership Residences	Townhouse with built-in one car garage - permit

ACTION: Disapproved. See attached letter.

S.L. 89-63	420 New Jersey Avenue, S.E. Charles and Susan Parsons	New building - conceptual
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ACTION: Returned without Action. Submission was withdrawn by written request of the applicant.

S.L. 89-68	333 E Street, S.W. Square 537 Associates Office building	New 8 story office building - conceptual
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ACTION: No objection to concept of office building as proposed. Additional study of the corner turrets is recommended. Request submission of material samples along with working drawings for review prior to issuance of permit.

THE COMMISSION OF FINE ARTS

ESTABLISHED • BY • CONGRESS • MAY • 17, 1910

708 JACKSON PLACE, N.W.

WASHINGTON, D.C. 20006

202-566-1066

EXHIBIT B-1

3 April 1989

Dear Mr. Cross:

I am writing in regard to the McGovern residence at 1679 32nd Street, N.W. (O.G. 89-66) which was reviewed at the Commission's meeting on 22 March 1989. Included in the application is a proposal to alter the rear of the house by infilling a small gap between it and the neighboring house and installing a new sliding glass door to the back yard.

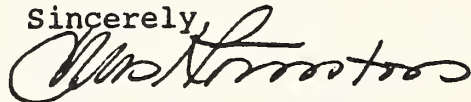
Upon inspection of the property, the Old Georgetown Board discovered that most of the work had already been accomplished. Apparently a permit for the work was issued without referral to the Commission of Fine Arts for its recommendations.

While the Commission has no particular objections to the design, per se, it is very concerned about the breakdown of the review process and would appreciate having an explanation of the circumstances surrounding this matter before taking any action.

In the meantime, the Commission recommends that the owner of the property file a new application for any work such as the garage and fence which are still to be completed.

We will be happy to schedule this for review at our earliest opportunity.

Sincerely,



Charles H. Atherton
Secretary

Mr. Hampton Cross
Administrator
Building and Land Regulations
Administration
614 H Street, N.W., Room 312
Washington, D.C. 20001

THE COMMISSION OF FINE ARTS

ESTABLISHED • BY • CONGRESS • MAY • 17, 1910

708 JACKSON PLACE, N.W.

WASHINGTON, D.C. 20006

EXHIBIT B-2

202-566-1066

31 March 1989

Dear Mr. Cross:

I am writing in regard to a proposal to erect eight townhouses in the garden forecourt of the Cathedral Mansions Apartment complex on Connecticut Avenue across from the National Zoological Park. Plans for this project were reviewed by the Commission of Fine Arts at its meeting on 22 March 1989.

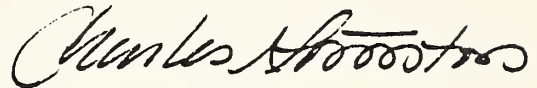
After hearing extensive testimony by the architect and by a number of persons representing various neighborhood and community groups who appeared in opposition, the project was disapproved by a unanimous vote of the Commission.

It is the Commission's belief that this site is completely inappropriate for the construction of new townhouses and would result in a development contrary in every respect to the provisions of the Shipstead-Luce Act, the essence of which is to ensure orderly development and the protection of the public interest in areas adjacent to public buildings and grounds of major importance. The National Zoo, whose main entrance is close by, is specifically included in the Act as one of those special public spaces. In this respect, the director of the park, Dr. Michael Robinson, expressed his opposition to the project in a letter to the Commission dated 21 March 1989. His concerns stressed the potential danger to public safety and the negative impact such a project would have on the quality of the approaches to the zoo. For your records, I have attached a copy of that letter.

While the Commission shares Dr. Robinson's concern, especially insofar as the appearance from Connecticut Avenue is affected, its principal reason for disapproving this proposal is the incompatibility of the scale and character of the two building types - townhouse and apartment house - in such close juxtaposition, and the loss of the landscaped forecourt which contributes so much to the special character of the avenue at this location. It is this aspect of the proposal in particular that, in the Commission's opinion, would alone provide sufficient reason for opposing this project. Taken together with the other negative aspects, however, this proposal runs completely counter to the fundamental purposes of the public law. Under these circumstances, the Commission voted its disapproval.

The Commission notes that there is a pending application on the part of the Advisory Neighborhood Commission 3-C and the Woodley Park Community Association to seek approval from the Historic Preservation Review Board for including Cathedral Mansions on the landmarks list. That application is to be considered 19 April 1989. The Commission supports this process and looks forward to a conclusion satisfactory to the public interest.

Sincerely,

A handwritten signature in cursive script, reading "Charles H. Atherton".

Charles H. Atherton
Secretary

Mr. Hampton Cross
Administrator
Building and Land Regulations
Administration
614 H Street, N.W.
Room 312
Washington, D.C. 20001



Creating the Nation's first BioPark

National Zoological Park · Smithsonian Institution · Washington, D.C. 20008

EXHIBIT B-3

March 21, 1989

Mr. Carter G. Brown
Chairman
Commission of Fine Arts
Washington, DC

Dear Mr. Brown:

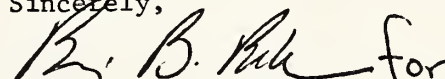
The proposed development on the site of Cathedral Mansions concerns us. The Zoological Park is one of the public institutions specifically named as being under the protection of the Shipstead-Luce Act. In this regard we question whether the proposed development is in the public interest.

Acting in the best interests of the community as represented by the Commission, the Zoo agreed in 1972-75 to alter its masterplan in order to preserve the open landscape along Connecticut Avenue. The Commission declared during their inspection of the site on February 19, 1975, that no building should be placed in the open space close to the Connecticut Avenue entrance for the sake of the community as well as to preserve the open landscape of the park. If this principle of retaining green space applies to the Zoo, surely it applies to the property across the street.

The proposed development will create a serious obstacle to the scores of zoo visitors who arrive by subway at the Zoo stop as the site lies between the subway and the Zoo crossing. Curb cuts for driveways and a new service road encourage the movement of cars across the pedestrian traffic enroute to the Zoo. We can foresee congestion and the possibility of accidents.

We at the Zoo believe that this encroachment upon the space and traffic patterns is not in the interests of the public and of this institution. We hope that your consideration will take into account this point of view.

Sincerely,


Michael H. Robinson
Director

1889-1989

"...for the advancement of science and
the education and recreation of the people."





AND PARK HISTORICAL SOCIETY 3101 HIGHLAND PLACE, N.W. CLEVELAND PARK, D.C. 20008 (202) 244-1276
March 10, 1989

EXHIBIT B-4

Mr. J. Carter Brown, Chairman
Commission of Fine Arts
708 Jackson Place, N.W.
Washington, D.C. 20006

Dear Chairman Brown:

The Cleveland Park Historical Society wishes to go on record in opposition to the proposed construction of eight townhouses on the lawn of Cathedral Mansions South at 2900 Connecticut Avenue, N.W. This parcel falls within the jurisdiction of the Shipstead-Luce Act, and we understand that the matter has been scheduled for a hearing on your agenda for March 22, 1989.

The Cleveland Park Historical Society has a special concern for maintaining the appearance and historic character of Connecticut Avenue, which forms the eastern boundary of the Cleveland Park Historic District. As noted in the nomination for the Historic District to the National Register of Historic Places, Connecticut Avenue was a planned street, which developed according to a pattern laid out by its 1920 zoning: Low-rise commercial nodes, with storefronts built close to the street, alternate with long blocks of substantial residential structures, often having circular driveways, generous setbacks, and gracious lawns.

Cathedral Mansions is an excellent example of the residential type, and as such we believe makes a significant contribution to Connecticut Avenue and to the City as a whole. The lawn at issue also serves the Federal interest, as it provides a welcome green space for pedestrians approaching the Zoo entrance from the Metro Station to the south. Its replacement by a row of brick buildings, would, in our view, greatly mar the vistas to and from Federal property, which the Shipstead-Luce Act seeks to protect.

For these reasons we respectfully urge the Commission of Fine Arts to recommend against the issuance of building permits for the proposed construction. Thank you for this opportunity to express our views.

Sincerely,

Tersh Boasberg
President, Cleveland Park
Historical Society

MEETING:

20 April 1989

